

# RENT BOOSTS NOT JUSTIFIED BY INCREASE IN VALUATIONS, NEW YORK TAX FIGURES SHOW

Evening World Investigation  
Reveals no Excuse to Op-  
press Tenants.

## REDUCTION IN VALUES.

Only One Section, the Grand  
Central Area, Has Shown  
Big Jump.

Figures obtained by The Evening World to-day furnish indubitable proof that there is no justification for a general jacking up of rents in this city. Data obtained from the Department of Taxes prove that instead of a general rise in real estate valuation during the last three years the city assessors have actually reduced them at the rate of approximately \$100,000,000 a year.

The investigation of real values naturally centered in Manhattan because it is from the rent payers of that borough that the greatest num-

ber of complaints of rent profiteering have been received. In many instances the reductions in valuations have been so marked that despite this year's jump in the tax rate the property owners pay less taxes this year than they did a year ago.

The figures presented here form an eloquent indictment of landlords who have boosted rents as high as 10 and 20 per cent, and even more, during the last three years.

In order that a rent payer may clearly understand just how property valuations stand in his particular section of Manhattan, the borough is divided into districts. There are many landlords in the district bounded by 40th Street, Central Park, East River and 96th Street who claim there has been a tremendous increase in property valuations in that part of the city. They use this assertion as an argument in favor of rent increases far above the 5 per cent mark.

It is true that the section above outlined has had a big increase in property valuations, but the increase was made in one confined spot which is known on the tax books as the Grand Central area. Nowhere else in the vast territory between East 40th Street and East 96th Street have valuations been appreciably raised.

## LONE SECTION WHERE VALUATIONS HAVE BEEN INCREASED.

The Grand Central district includes the immediate neighborhood of the railroad station and Park Avenue to about Eighty-fourth Street. Here are located many high-class apartment houses. The remainder of the district is one of the most cosmopolitan in the world. It includes the homes of Fifth Avenue millionaires as well as the old fashioned tenements and flats and apartments occupied by people of moderate circumstances. It therefore includes every class of landlord and its rent problem may be said to be the most interesting of any part of Manhattan. It will likely figure prominently in the aldermanic investigation.

Another big district of rent payers extends from West Ninety-sixth Street to West 111st Street. The rents here range from moderate to quite low. Many charges of "rent jacking" have been made by persons living in this area. The records of the Tax Department show con-

clusively that the valuations on which property owners in this district pay taxes have been reduced nearly \$10,000,000 during the past three years. The assessed valuation of property here was \$431,763,920 in 1915, whereas the present valuation is only \$431,000,320. The Aldermen who represent the locality are making a rigid investigation and will soon submit many interesting facts concerning deliberate profiteering. The next residential district to be considered roughly extends from East 96th Street to the Harlem River. In 1916 the assessed valuation of the property was \$231,707,726. In 1917 the property owners were asked to pay on a valuation of only \$227,405,726 and this year there is a further reduction to \$227,026,726. In other words, instead of an increase in valuations in this section where profiteering is also charged, there has been an actual

reduction in realty valuations of \$4,681,000.

## RENTS WERE RAISED, VALUATIONS NOT INCREASED.

The Washington Heights section, from West 155th Street to the Harlem River, has not been subjected to an appreciable increase in property valuations. The actual increase is \$29,200. Translated into taxes it would mean that all the property owners would have to club together and pay their share of \$698. Divide that among the owners of apartments on Washington Heights and you get an idea of what little effect the slight increase has on their pocketbooks.

There has been a steady increase in valuations between West 40th Street and West 96th Street, but experts in the Tax Department say this is due principally to new buildings and not to increases in the valuations of

buildings already standing. Many landlords have argued that the sudden jump in the tax rate this year is to a great extent responsible for increases in rent ranging from 5 to 20 per cent. The tax rate in Manhattan was but \$2.04 on every \$100 in valuation in 1916 and it dropped to \$2.02 on the \$100 valuation in 1917. Yet rents were raised during those years. An official of the Tax Department offered to prove that he could open the Manhattan valuation books anywhere and prove that valuations have been reduced. Instead, a book was opened by one who knew nothing of its contents. He happened to strike the page dealing with the neighborhood of 159th Street between Broadway and Amsterdam Avenue. The first piece of property encountered was a five-story building valued at \$24,000 in 1917. Its valuation was reduced to \$23,000 in 1918. Next appeared a five-

story building near by whose 1917 valuation of \$33,000 was cut down to \$32,000 this year. The inquiry next turned his attention to 158th Street between Amsterdam Avenue and Broadway. There he found a building whose valuation had been dropped from \$23,000 to \$22,500. On Amsterdam Avenue between 161st and 162nd Streets a two-story frame house was reduced from \$17,000 to \$16,500. "You could open our books haphazard in practically every section of Manhattan but one or two," said the tax official, "and you would find the conditions about the same. The Tax Department lowered valuations to help real estate men because of the increase in the tax rate this year. Lowered valuations neutralize the effect of a higher tax rate. A property owner cannot conscientiously raise his rent more than 5 per cent on the present valuations and tax rate."

Plans for the expenditure of \$62,000 in inspections looking to the improvement of sanitary conditions in factories were mapped out yesterday by Health Commissioner Copeland when he met representatives of the Women's Trade Union League, the Central Federated Union, the United Hebrew Trades, the Brotherhood of Painters and the Labor Sanitation Conference. The Commissioner assured the labor representatives that he soon would appoint additional inspectors. His visitors said they would rather have thirty inspectors familiar with factory hygienic conditions at \$1,500 or \$1,800 a year than forty inspectors at \$1,350 who knew little about health conditions in working places.

Retailers' 30c Quality  
**COFFEE**  
in 5 Pound Lots  
From  
Wholesaler  
Direct to You  
BEAN or GROUND  
**19c**  
This patriotic case and carry home — to save out of delivery — to help you and Uncle Sam by cutting out the middleman. Satisfaction guaranteed or money refunded.  
Delivered 225 a Pound.  
10 Per Cent. of "Cash and Carry" Sales  
Friday, May 24, 1918, to Red Cross.  
**Gillies Coffee Co.**  
2313-2319 Washington Street, New York.  
Between Park Place and Madison Street.  
Phone HARLEM 0457. Established 1878.

Stop the Returned Goods  
Abuse and Eliminate  
Waste  
Waste, Decreased Efficiency, Loss to  
the Merchant, Higher Cost to  
the Public.  
No goods will be received for credit or  
exchange that are not offered to us within  
seven days of receipt. This rule does not  
apply to merchandise that is sold on a  
strictly nonreturnable basis for sanitary or  
other reasons.

Furs and Draperies Stored in Dry Cold Air  
**Lord & Taylor**  
38th Street FIFTH AVENUE 39th Street

Give to The Red Cross  
Today  
Get behind the boys "over  
there" so that when the "big  
push" comes they will know we  
are back of them.

## COMBATTETE BRAVI FIGLI D'ITALIA NOI SIAMO CON VOI

An Important  
Untrimmed Millinery Sale  
Lisere and Real Milan Hats—  
**\$1.95 and \$3.95**



Late models, of the accepted shapes, in superior quality straws, in black and fashionable colors:

Mushrooms—Sailors—Poke Effects  
Continentials—Turbans—Flaring Hats.

Included in the collection are many original French pattern shapes, in Ultra Modes. Hats that every discriminating woman will appreciate.

Fourth Floor

## Fine Irish Linens Reduced

Special items from regular stock at reduced prices for this sale only.

Table Cloths	Napkins to Match
2x2 yards.....\$5.95	20 inch size.....dozen \$7.75
2x2½ yards.....\$7.50	22 inch size.....dozen \$9.75

Also

100 doz. Hemstitched Union  
Huck Towels  
Reduced to \$2.95 dozen

100 pairs White Blankets  
Reduced to \$7.50 and \$9.75 pair

## Imported Hemstitched Cotton Sheets and Pillow Cases

Manufactured in Ireland—extra quality and finish.

Sheets, 72x108	Sheets, 90x103	Pillow Cases, 45x36
Reduced to \$6.50 pair	Reduced to \$8.50 pair	Reduced to \$1.50 pair

Second Floor

## A Special Purchase New Cretonnes

Secured at Such Concessions That These  
Prices Are Less Than Wholesale Cost.

Nearly 7,000 yards, the accumulation of small lots, bought under most favorable conditions from one of America's leading makers of artistic Cretonnes. Handicapped by the dye shortage and inability to secure the fabrics, this factory assembled its stock on hand and offered them to us at a fraction of the prices such Cretonnes should command.

Four Specially Priced Groups, featuring all the wanted color effects, in strictly new patterns to harmonize with most advanced decorative schemes.

29c

Cretonne Prints in pretty light colorings, for Bedrooms. In qualities heavy enough to make excellent slip covers.

38c

Printed Crashes, Printed Repps and Canvas Cloths, in gorgeous color combinations for Living Rooms and Dining Rooms.

34c

Printed Repps and Cretonne Prints, many in rich, dark effects, for Living Rooms, in this assortment.

48c

Printed Taffetas and Crashes in beautiful Tapestry patterns and colors, for town houses or country house hangings.

No Samples—No Mail Orders—No Returns.  
Matting Utility Boxes—\$2.75, \$3.25 and \$7.00.

Fifth Floor

## Women's Linen Handkerchiefs At Prices That Provide Economies

About 20,000 dainty Handkerchiefs in qualities sheer and serviceable, in styles that many women prefer.

at 25c each	at 35c each	at 50c each
Hand-embroidered, corded border and fine, sheer plain linen Handkerchiefs.	Finely hand-embroidered Handkerchiefs in most effective corner designs.	Exquisitely hand-embroidered novelty effects with elaborate corner designs.

Values Great Enough To Warrant Purchasing In Quantities.

Ground Floor

## Children's Socks in Great Variety

Lord & Taylor devote especial attention to these pretty Hosiery novelties, which boys and girls, big and little, will wear this Summer. Here, the most varied, the best selected, the largest variety in the city may be found, at prices typical of Lord & Taylor values.

Socks for School Days and vacation sports  
Socks for dress up occasions. Many with "Roll-ex" tops, that are always neat and trim.

Children's Socks at 25c and 35c

White silk lisle with fancy striped, checked, plaid, scalloped and barred tops. Colored striped and plain colored Socks, with contrasting cuffs. An almost unlimited assortment at these low prices.

Children's Socks at 50c to \$1.25

Extreme novelties in Cotton, Lisle and Silk, dainty rainbow plaid tops, stripes, in vari colors, candy stripes, fine checks, decidedly smart styles.

For Tomorrow Only

White Silk Socks—Special 69c

Fine silk with fancy striped tops in dainty colors. Unusual value.

Ground Floor



## Another Sale of New Spring Neckwear

Fresh Lots Duplicating the Splendid Values Offered Last Week

### Neckwear Novelties

(Illustrated at left)

Special at

38c

Collar and

Cuff Sets

Fine organdie

in pretty new

styles; white,

blue, flesh, rose,

lavender and yellow,

with narrow

ruffles.

New Vestees

Smart Tuxedo

collar Vestees,

with frilled edge

and button trim-

med fronts. In

white or pretty

colors.

Check

Organdie

Vestees

Dainty new

colors with white

in a very well cut

style, with narrow

white collar.

Collar and

Cuff Sets

Finely side

pleated collar and

cuffs, stitched to

give the new be-

coming shapes. In

the wanted colors

and in white.

### Neckwear Novelties

(Illustrated at right)

Special at

95c

Collar and

Cuff Sets

Crisp organdie

in white,

blue, yellow, rose,

lavender and

flesh, with triple

frills of net.

Cowboy

Collars

Soft, rich lux-

trous satin

double collars, in

white, sand, flesh,

yellow and the

new blue.

White Net

Fichus

Extra fine

quality, double

fichus, with deep

pleated ruffles.

Collar and

Cuff Sets

Sheer colored

organdie, in blue,

lavender, yellow,

white, flesh or

rose, with fluted

white frills and

tiny buttons.

Ground Floor



## ITCHING BURNING BLISTERS ON ARMS

Irritated by Scratching. Could  
Not Sleep. Cuticura Soap  
and Ointment Healed.

"My arms itched night and day,  
and there were raised blisters on them.  
They were so sore and red,  
and the itching and burning  
were so severe that I  
irritated the eruption by  
scratching. I could not  
sleep nights. I could not  
do my regular work.

"I got a free sample of  
Cuticura. I bought more, and I used  
one cake of Cuticura Soap and a box  
and a half of Ointment when my arms  
were healed." (Signed) Mrs. Amanda  
M. Snyder, Preston Hollow, N. Y.

Cuticura Soap cleanses and purifies,  
and the Ointment soothes and heals.  
Sample Each Free by Mail. Address post-  
card: "Cuticura, Dept. H, Boston." Sold  
everywhere. Soap 25c. Ointment 15c and 50c.



"Behind  
the Lines—"

## Music Is Essential

"Behind the lines" leads one all the way  
from Uncle Sam's fighting forces "over there,"  
through the training camps and stations here,  
and right into the HOME. A good morale at  
each point insures a victory that must come.  
Music has a great uplifting force. And the

## Victrola

makes it possible for everyone, everywhere, to  
have and enjoy music.

### Wanamaker Easy Terms of Payment

are an added convenience for owning a Victrola  
right away.

Victrolas	Cash Price	First Payment	Monthly Payment
Full size (Type XVII).....	\$275	\$10.00	\$10.00
Full size (Type XVI).....	225	10.00	10.00
Medium large size (Type XIV).....	175	7.50	7.50
Medium size (Type XI-A).....	115	5.00	5.00
Small size (Type X-A).....	90	5.00	5.00
Portable size (without cabinet—Type IX-A).....	60	5.00	5.00
Portable size (Type VIII made in oak only).....	50	5.00	5.00

**John Wanamaker**  
Broadway at Ninth, New York